

Notes-

General:

1. All development is to be undertaken in accordance with the Development Approval.
2. Building height is a maximum of 3 storeys.

Orientation:

3. Dwellings built on corner lots should address both street frontages.

Setbacks:

4. Setbacks are as per the Site Development Table unless otherwise specified.
5. Optional built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres. Where optional built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table.
6. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street Frontage where eaves should not be closer than 2400mm.

Parking:

8. Minimum off-street parking requirements
Studio, 1 and 2 bed dwellings - 1 space per dwelling
Other - 2 spaces per dwelling, which may be in tandem
9. Double garages may be permitted on a lot with a frontage of 10 to 12.5m wide where Fitzgibbon Chase Design Guideline approval has been given by an officer of the ULDA Fitzgibbon Chase Development Team.
10. Parking spaces on driveways do not have to comply with AS2890.

Site Cover and Private Open Space:

11. Site cover must be in accordance with the following minimum standards:
 - Villa Allotment - 60% of the lot
 - Multiple Residential - 70% of the lot
12. Private amenity space accessible from the ground floor must not be less than 15m² with a minimum dimension of 3m. Private amenity space for apartments (including Loft Homes & Urban Lot 6s) above ground level must not be less than 9m² which may be in the form of a balcony with a minimum dimension of 2.5 metres.

Fencing:

13. Fencing on all Primary Street Frontages to be 1.5m and 50% transparent or not to exceed 1.2 metres in height.
14. Fencing on Secondary Street Frontages to be 50% transparent and not exceed 1.5m in height. Alternatives may be permitted where Fitzgibbon Chase Design Guideline approval has been given by an officer of the ULDA Fitzgibbon Chase Development Team.

15. Neighbourhood privacy fencing is to be provided at a height of 1.8m of a non-transparent material where:
 - At the rear of a lot where the lot adjoins the Balance Lot 1032; and
 - At the side of a lot where the lot adjoins the Balance Lot 1032, with the exception of Lot 8003.

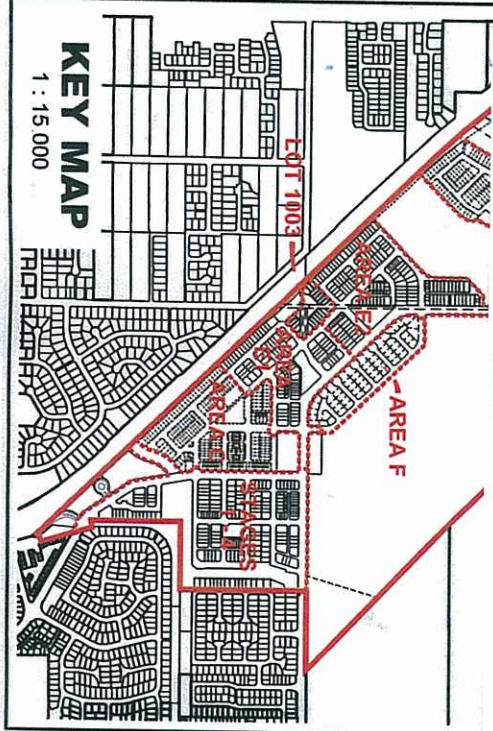
Secure private access gates will be installed where the rear of a lot adjoins the Balance Lot 1032.

Medium Density Lot 8003

16. Future dwellings on Lot 8003 will be oriented to address Lot 1032 to provide causal surveillance.
17. Direct pedestrian access to Lot 1032 will be provided from the dwellings located on Lot 8003.
18. Overlooking from living areas in dwellings located on Lot 8003 into private open space of dwellings located on Lots 8002, 8004-8007 will be prohibited.

KEY MAP

1 : 15 000



Site Development Table		Villa Allotments 10m Frontage	Villa Allotments 12.5m Frontage	Multiple Residential Allotments	
Front/Primary Frontage		Ground Floor 3m	First Floor 3m	Ground Floor 3m	First Floor 3m
Rear		1m	1m	1m	2m
Side - General Lots					
Built to Boundary		0m	1m	0m	1m
Non Built to Boundary		0.9m	0.9m	1m	1m
Corner Lots - Secondary Frontage		1.5m	1.5m	1.5m	3m



Note:

The proposal plan is preliminary and for discussion purposes, subject to relevant consultant input and review including but not limited to traffic, engineering, stormwater, hydraulics, geotechnics, environment, survey and acoustics. All dimensions and areas are approximate only, and are subject to survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded to the nearest 5m². The boundaries shown on this plan should not be used for final detailed engineers design. Proposal drawing is based on layout provided by Land Partners.

Legend

- Urban Development Area
- Application Area
- Busway Corridor (Subject of a Current Development Application)
- Adjoining GreenSpace
- Proposed Road Widening
- Development Controls
- Optional Built to Boundary Wall

REVISION

CLIENT	URBAN LAND DEVELOPMENT AUTHORITY
PROJECT	FITZGIBBON CHASE
PLAN OF DEVELOPMENT CANCELLING LOT 1003 ALLOTMENT LAYOUT	
Level Datum	
Origin	
Date	23 November 2011
Comp By:	WW
DWG Name:	22743-202 LOT 1003
Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Locality	FITZGIBBON
Job Reference	22743
Scale	1 : 500
Sheet	A2
Plan Ref	22743 - 203
Rev	



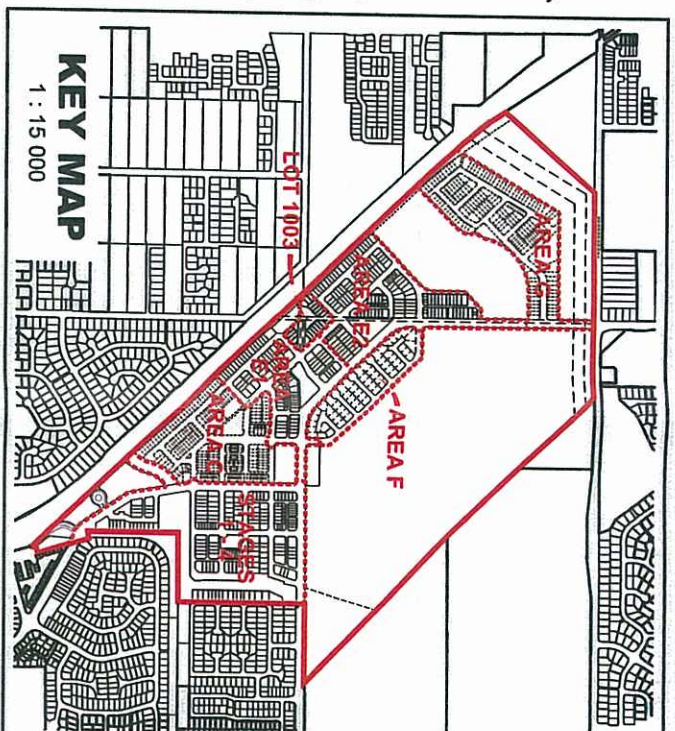
PLANS AND DOCUMENTS referred to in the ULDA

APPROVAL dated 23 / 12 / 11

AMENDED IN RED
20 DEC 2011

By: Matt Teo (name)
of the ULDA

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70m



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 23/12/11

CLIENT **URBAN LAND DEVELOPMENT AUTHORITY**
PROJECT **FITZGIBBON CHASE**
SUBDIVISION PLAN
CANCELLING LOT 1003
ALLOTMENT LAYOUT

Level Datum
Origin
Date 23 November 2011
Comp By: WW
DWG Name: 22743-202 LOT 1003
Local Authority **URBAN LAND DEVELOPMENT AUTHORITY**
Locality **FITZGIBBON**
Job Reference 22743
Scale 1:500
Sheet A2
Plan Ref **22743-202**
Rev



DEVELOPMENT STATISTICS

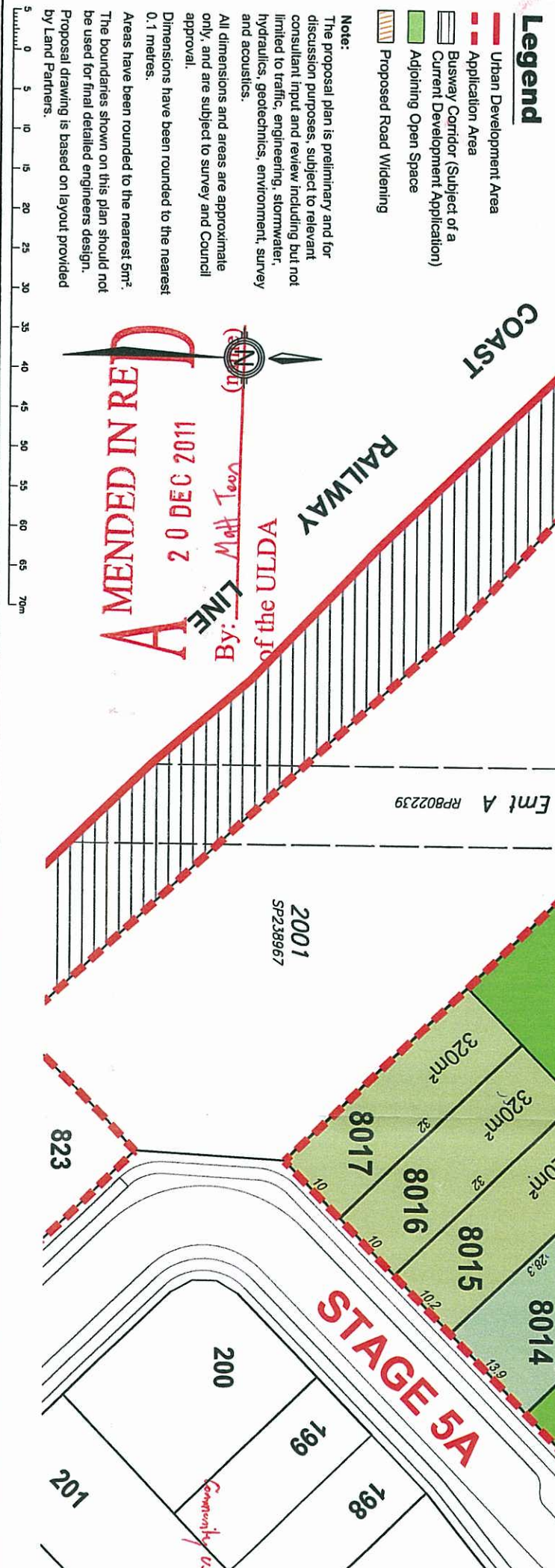
Allocation Type	Total	Indicative Yield
House Allotments	13	13
Villa Allotment 10m Wide	4	4
Villa Allotment 12m Wide	17	17
Sub Total	34	34
Multiple Residential Allotments	1	6
Sub Total	1	6
TOTAL	35	40

Density Calculation	dwt/ha
Net Residential Density	21

LAND USE BUDGET

Land Use Budget	Area	Percentage
Site Area	1,110 ha	100.0%
Saleable Area	0,640 ha	57.7%
Allotments	0,640 ha	57.7%
Total Area of Allotments	0,640 ha	57.7%
Road	0,034 ha	3.1%
Local Roads	0,008 ha	0.7%
Road Widening	0,026 ha	2.4%
Total Area of New Road	0,034 ha	3.1%
Open Space	0,428 ha	38.6%
Total Open Space	0,428 ha	38.6%

Road Type	Length
Total Length of New Road	35m
10.0m wide Driveway - 4.0m pavement	35m



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Areas have been rounded to the nearest 5m².
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AMENDED IN RED
1102 330 0 2
By: *Lee Hui Wen*
of the ULDA
LINE